157.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,101,400 / 1,101,400
					USE VALUE:	1,101,400 / 1,101,400
					ASSESSED:	1,101,400 / 1,101,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORTHY SURAJ K
Owner 2:	JAGADAM RADHIKA CHETANA
Owner 3:	
Street 1:	8 COLUMBUS ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	COPITHORNE PROPERTIES LLC -
Owner 2:	-
Street 1:	1191 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2525 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	681,400		420,000	1,101,400
Total Card	0.138	681,400		420,000	1,101,400
Total Parcel	0.138	681,400		420,000	1,101,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.18 | /Parcel: 436.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 104390

GIS Ref

GIS Ref

Insp Date 05/24/18

!12281!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	681,400	0	6,000.	420,000	1,101,400		Year end	12/23/2021
2021	101	FV	661,500	0	6,000.	420,000	1,081,500		Year End Roll	12/10/2020
2020	101	FV	661,200	0	6,000.	420,000	1,081,200	1,081,200	Year End Roll	12/18/2019
2019	101	FV	491,100	0	6,000.	420,000	911,100	911,100	Year End Roll	1/3/2019
2018	101	FV	491,100	0	6,000.	354,000	845,100	845,100	Year End Roll	12/20/2017
2017	101	FV	491,100	0	6,000.	324,000	815,100	815,100	Year End Roll	1/3/2017
2016	101	FV	491,100	0	6,000.	276,000	767,100	767,100	Year End	1/4/2016
2015	101	FV	471,400	0	6,000.	240,000	711,400	711,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:17:27

LAST REV

Date	Time
06/18/18	12:10:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12281

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPITHORNE PROP	55874-387		11/22/2010		720,000	No	No		
KELLY MOREST LY	54712-109		5/20/2010	Change>Sale	340,000	No	No		
KELLY STEPHEN M	33801-155		10/10/2001	Family	10	No	No		
MORRISSETTE DAV	27745-32		10/6/1997		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	104390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2010	728	New Buil	164,000					BUILD 2 STORY HOUS
6/14/2010	668	Demoliti	8,500					DEMO HOUSE
8/12/2008	912	New Wind	2,166	C				
8/8/2007	670	New Wind	3,500	C				
4/20/1994	130	Manual	2,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	TTL REFUSAL	BS	Barbara S
3/7/2012	MLS	BR	B Rossignol
3/9/2009	Inspected	163	PATRIOT
11/12/2008	Measured	336	PATRIOT
11/30/1999	Meas/Inspect	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SPRUCE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19659030
Const Adj.:	1.05197406
Adj $ / SQ:	163.642
Other Features:	124386
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714278
Depreciation:	32857
Depreciated Total:	681421

COMMENTS

194O FOUNDATION..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

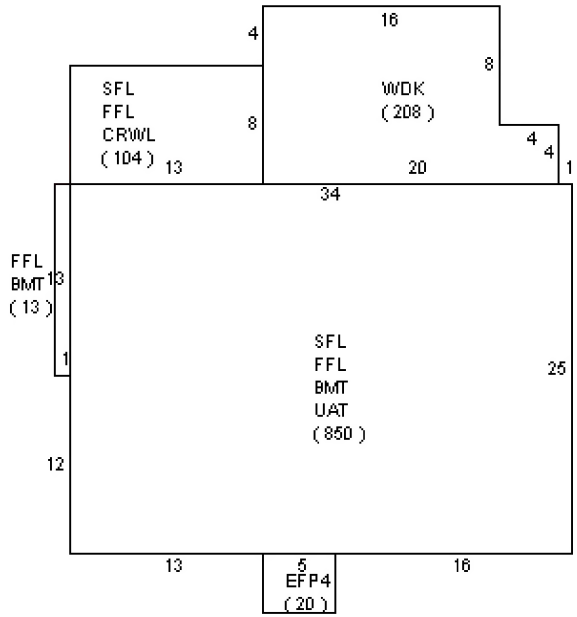
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	217.64
Special Features:	0	Val/Su Net:	204.69
Final Total:	681400	Val/Su SzAd	354.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	967	163.640	158,241
SFL	Second Floor	954	163.640	156,114
BMT	Basement	863	90.330	77,955
UAT	Upper Attic	213	65.460	13,910
WDK	Deck	208	11.370	2,365
CRWL	Crawl Space	104	24.550	2,553
EFP	Enclos Porch	20	76.370	1,527
	Net Sketched Area:	3,329	Total:	412,665
Size Ad	1921	Gross Area	3966	FinArea 2525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	